

15 COASTAL ZONE

15.1 ZONE DESCRIPTION AND ISSUES

- 15.1.1 Wairoa District has about 130km of coastline. A fuller description is provided in Section 7.2. The Coastal zone is defined as land within 500 metres of MHWS.
- 15.1.2 The coastal environment is sensitive to change from activities, which involve earthworks, removal of vegetation and creation of structures that change the “*natural*” processes of the ocean.
- 15.1.3 Parts of the coastal area have high cultural/spiritual values as well as providing important seafood resources for Maori.
- 15.1.4 The coast also supports, and provides access to the sea, for a range of recreational activities such as swimming, surfing, fishing, game bird hunting and diving.
- 15.1.5 Inappropriate land uses and development can adversely affect the natural character of the coastal environment. Along much of Wairoa’s coastline there has been little demand or pressure for coastal settlement. In recent years there has been increased demand for subdivision in the coastal environment on Mahia Peninsula and this demand is likely to continue. Consistent with the RMA and NZCPS (New Zealand Coastal Policy Statement) Council, in consultation with the community, must identify areas where further subdivision may be appropriate and where it should be avoided, so that the natural character of the area is preserved. Land use practices adjacent to the coastline or within erosion prone catchments can cause changes in water quality, which in turn can affect coastal lagoons, estuaries and wetlands or accelerate the rate of erosion that occurs along unstable cliff faces and within dune areas.
- 15.1.6 Not all land use practices have an adverse effect on the coastal environment. Sometimes land use activities can have positive benefits. For example, re-vegetation of erosion prone areas can reduce coastal erosion. In some cases this must be balanced against the potential loss of scenic values and views of neighbours.

15.2 OBJECTIVES

(refer to Objectives in [Section 6.4](#))

15.3 POLICIES

(refer to Policies in [Section 6.5](#))

15.4 METHODS TO SUSTAINABLY MANAGE THE COASTAL INFLUENCED ENVIRONMENT

(refer to Methods in [Section 6.6](#))

15.5 EXPLANATION & REASONS

(refer to Explanation & Reasons in [Section 6.7](#))

15.6 ANTICIPATED ENVIRONMENTAL RESULTS

(refer to Anticipated Environmental Results in [Section 6.8](#))

15.7 RULES

Permitted Activities

15.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

15.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

15.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

15.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

B. At or within the boundary of any site in the Coastal Zone other than the site from which the noise is being emitted:

At all times	50 dBA L10
At all times	65 dBA Lmax

15.8.2 Impulse noise resulting from use of small arms, explosives, explosives simulators or gas gun bird scarers shall not exceed 122dBC (peak).

ODOUR

15.8.3 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

- 15.8.4 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.
- 15.8.5 Any buildings associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances :

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500
From a Settlement Zone Boundary or any Individual Residence in any other zone.	200

GLARE

- 15.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 15.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

- 15.8.8 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	15.0m
Minimum Side yards	15.0m
Minimum Rear yard	15.0m
Maximum Building height	10.0m (1)

- (1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

SIGNS

- 15.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area, or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).
- 15.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- (1) less than 70kph 120mm
- (2) greater than 70kph 160mm
- 15.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.

15.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.

15.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

15.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

15.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

NATURAL HAZARDS

15.8.16 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

15.8.17 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	50
Max face height (m)	1.5
Max area of work per site (m ²)	300
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

15.8.18 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- Cultural Heritage ([Chapter 22](#))
- Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#))
- Access and Parking ([Chapter 24](#))
- Surface of Water ([Chapter 25](#))
- Subdivision ([Chapter 27](#))
- Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).

16 RURAL ZONE

16.1 ZONE DESCRIPTION AND ISSUES

- 16.1.1 The rural area contains all rural land in the District including much of the Mahia Peninsula. The rural area is characterised by hill country, merging with mountains in the west and often deeply dissected gorges. These areas are susceptible to large-scale land instability and erosion. Areas of flat river terraces of versatile soils give greater variety to the landscape. These flat areas are often characterised by a high susceptibility to flooding.
- 16.1.2 Within the rural zone there are many areas of high ecological value. However historic and current land use has reduced the quantity and quality of indigenous vegetation and habitats and the District now contains considerably less biodiversity than it ever has in the past. On the flats and lowlands the main sources of indigenous biodiversity exist predominantly as isolated stands, and are generally unprotected and vulnerable to grazing, plant and animal pests and other adverse effects.
- 16.1.3 Agricultural, other farming related activities and servicing industries, forestry activities, and quarry operations predominate in the rural areas. Energy generation is also a significant activity within certain parts of this zone. The types of activities present in the rural area continue to diversify, often because of economic necessity.
- 16.1.4 The amount of land that has the potential for a range of intensive productive uses is limited. The Council encourages activities that retain the productive potential of the soils of the District. In some areas, exploration for and use of hydrocarbon resources is occurring.
- 16.1.5 Whilst the Rural Zone is recognised as being primarily a “*working*” zone, it also encompasses a number of recreational activities, visitor accommodation, marae, and dwellings. Those residing in the rural area generally accept a different level of amenity than can be found in urban residential areas. This again reflects on the diversity of land use activities. The Council considers a full range of activities can occur in rural areas but wishes to maintain a minimum standard of amenity values to protect the rural environment. Performance standards for the Rural Zone recognise these characteristics and aspirations.
- 16.1.6 Soil and water conservation and riparian conservation are resource management matters primarily dealt with by the Hawke’s Bay Regional Council. The District Council’s role is in terms of amenity and natural character values, protection of biodiversity, and active support of the methods employed by the Regional Council.

16.2 OBJECTIVES

- 16.2.1 To provide for activities in the Rural Zone based on sustainable management of natural and physical resources, including the protection of the life-supporting capacity of the rural land resource, and the maintenance and enhancement of natural biodiversity and amenity values.
- 16.2.2 To encourage land management practices that minimise the potential for loss of soil through erosion.
- 16.2.3 Protection and enhancement of outstanding natural features and landscapes, areas of significant indigenous vegetation, and significant habitats of indigenous fauna.

16.3 POLICIES

- 16.3.1 Encourage land management practices that promote the sustainable management of natural and physical resources and maintain amenity values.
- 16.3.2 Manage the effects of activities in the rural area to protect areas of significant indigenous vegetation, significant habitats of indigenous fauna, natural biodiversity, outstanding natural features and landscapes, and land, water, riparian margins, and features that have cultural and spiritual significance for Maori.
- 16.3.3 Enable the operation and development of utilities, minerals exploration and energy developments in a manner that enhances economic and social well-being while avoiding, remedying or mitigating adverse environmental effects.
- 16.3.4 Manage the subdivision of rural land in a way that promotes the sustainable management of natural and physical resources.

16.4 METHODS

- 16.4.1 Liaison with the Hawke's Bay Regional Council, government departments research institutes and other organisations concerning land management practices to conserve the soil resource in the District, and to promote the dissemination of this information to appropriate groups and individuals.
- 16.4.2 Encourage the establishment and use of codes of practice. Examples include the New Zealand Forest Code of Practice, Logging Industry Research Organisation (1993), and the Code of Practice - Pig Farming; New Zealand Pork Industry Board (1997). Codes of practice could be considered for use in conjunction with other methods used in this plan if Council was entirely satisfied that they were appropriate, would achieve the purpose of the RMA and could be effectively monitored.
- 16.4.3 Rules and standards to maintain and enhance the natural biodiversity, landscape and amenity values of the rural environment, and to protect the safety of people and property from the effects of natural hazards.

16.5 EXPLANATION & REASONS

- 16.5.1 The objectives and policies for the Rural Zone centre on acknowledging that this zone is primarily a working zone and the diversity of activities that occur within the rural areas of the District, whilst encouraging sustainable land management practices and protecting areas of particular significance. The policy framework is enabling to this extent.

16.6 ANTICIPATED ENVIRONMENTAL RESULTS

- 16.6.1 Land management practices which provide for the well-being of the community whilst sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, and protecting natural biodiversity, areas of significant indigenous vegetation and/or significant habitats of indigenous fauna and outstanding landscapes and natural features.

16.7 RULES

Permitted Activities

- 16.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 16.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

16.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 16.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

- A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

- B. At or within the boundary of any site in the Rural Zone other than the site from which the noise is being emitted:

At all times	65 dBA L10
At all times	75 dBA Lmax

- 16.8.2 Impulse noise resulting from use of small arms, explosives, explosives simulators or gas gun bird scarers shall not exceed 122dBC (peak).

ODOUR

- 16.8.3 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

- 16.8.4 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

- 16.8.5 Any buildings associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

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From a Settlement Zone Boundary or any Individual Residence in any other zone.	200

GLARE

- 16.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 16.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

- 16.8.8 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	15.0m
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Minimum Rear yard	15.0m
Maximum Building height	10.0m (1)

- (1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

SIGNS

- 16.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 3.0m² in area and not sited closer than 5m to any vehicle accessway or within 200m of any other sign (refer definition of advertising sign in [Chapter 31](#)).
- 16.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |
- 16.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 16.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 16.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 16.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Medium Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 16.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

- 16.8.16 Any activity involving the use or storage of hazardous substances exceeding the Low Threshold Hazard Factor (excluding below ground tanks, and the above ground storage of petrol or diesel for the purposes of farming activities where the tank is at least 20 metres away from any natural watercourse or site boundary), shall provide a secondary containment system sealed with impervious materials equalling the maximum volume of the hazardous substance on site.

NATURAL HAZARDS

- 16.8.17 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 16.8.18 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	250
Max face height (m)	1.5
Max area of work per site (m ²)	400
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

VEGETATION & ROAD SAFETY

- 16.8.19 No vegetation shall be planted or allowed to be grown in a position which will restrict the driver's safe sight distance (as prescribed in Chapter 24: [Table 1](#)) to or from any road intersection or any private access intersection with Arterial roads (see [Appendix II – Roading Hierarchy](#)), or restrict the driver's view of 'official signs'.
- 16.8.20 No tree, tree plantation or shelterbelt shall be planted within 20 metres of the edge of the carriageway on any primary arterial road.

OTHER DISTRICT WIDE RULES

- 16.8.21 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- Cultural Heritage ([Chapter 22](#))
 - Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#))
 - Access and Parking ([Chapter 24](#))
 - Surface of Water ([Chapter 25](#))
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